

LANCASTER COUNTY PLANNING COMMISSION

AGENDA

for Regular Meeting

DATE: 14 June 2004

PLACE : **Agenda Briefing:** Lancaster City Council Chambers, **Room #4**,
Southern Market Center, 100 South Queen Street, Lancaster, Pennsylvania

TIME: **2:30 p.m.**

Public Meeting: Lancaster City Council Chambers,
Southern Market Center, 100 South Queen Street, Lancaster, Pennsylvania

TIME: **4:00 p.m.**

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 24 May 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **#84-75A**, Conestoga Christian School Addition, Caernarvon Township, Section 602.19.E Access Drives and Section 603.03 Bicycle Parking, *(Recommended for Approval)*
- b. **#86-188-1A**, KIMJON, Inc., Colerain and Eden Townships, Section 607.06.A & B Floodplain, *(Recommended for Conditional Approval)*

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

- a. **#89-296-1**, Frey Brother, Inc., Little Britain Township & East Drumore Township, *(Recommended for Approval)*
- b. **#03-83**, Board of Supervisors of Little Britain Township, Little Britain Township, 90-day Extension of Time, *(Recommended for Approval)*

3. Unconditional Preliminary Plan Approvals:

- a. **#78-455-3**, Gehman's Mennonite School, Brecknock Township, *(Recommended for Approval)*
- b. **#84-75A**, Conestoga Christian School Addition, Caernarvon Township, *(Recommended for Approval)*

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#61-24F**, 3878 Columbia Avenue, Manor Township, *(Recommended for Approval)*
- b. **#82-192-1**, Robert L. Hershey, Conestoga Township, *(Recommended for Conditional Approval)*
- c. **#86-82-1A**, West Branch Townhouses, Manor Township, *(Recommended for Conditional Approval)*
- d. **#89-311A**, Paul Bias, Brecknock Township, *(Recommended for Disapproval)*
- e. **#97-7-1A**, New Haven Mennonite Church, Elizabeth Township, *(Recommended for Conditional Approval)*

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#68-125-2B**, Tanglewood Manor, Inc., East Drumore Township, *(Recommended for Conditional Approval)*
- b. **#68-149-3**, Mearig Kia, East Hempfield Township, *(Recommended for Conditional Approval)*
- c. **#74-459-1**, Dean Edward & Eileen Susan Bare, East Lampeter and Upper Leacock Townships, *(Recommended for Conditional Approval)*
- d. **#74-474-1C**, Eagleview Estates – Phase III, West Earl Township, *(Recommended for Conditional Approval)*
- e. **#75-64-2B(a)**, Wayside Presbyterian Church, West Hempfield Township, *(Recommended for Conditional Approval)*
- f. **#77-248-2F**, COAMS Properties, Warwick Township, *(No Comments Offered)*
- g. **#85-422C**, Dennis L. Martin, East Cocalico Township, *(Recommended for Conditional Approval)*
- h. **#86-45-3**, Graybill/Fasnacht Properties, East Cocalico Township, *(Recommended for Conditional Approval)*
- i. **#88-307-3A**, Masonic Village at Elizabethtown, West Donegal Township, *(No Comments Offered)*
- j. **#89-47-2**, Lancashire Subdivision, East Cocalico and Brecknock Townships, *(Recommended for Conditional Approval)*
- k. **#93-27-5A**, Hempland Warehouse, West Hempfield Township, *(Recommended for Conditional Approval)*
- l. **#97-33-1**, Paradise Station, Paradise Township, *(Recommended for Conditional Approval)*
- m. **#99-72-4**, Five Star International, LLC, Rapho Township, *(Recommended for Conditional Approval)*
- n. **#04-49**, Blue Ball Garage Land Development, East Earl Township, *(Recommended for Conditional Approval)*
- o. **#04-50**, Transfer Station Improvements, Manheim Township, *(Recommended for Conditional Approval)*

6. Requests for Planning Modules Review for Land Development:

- a. **Esh**, David L., Leacock Township
- b. **Zeiset**, Eric M., West Donegal Township
- c. **#87-440-12B**, Buckhill Farm Subdivision, Warwick Township
- d. **#03-83**, Board of Supervisors of Little Britain Township, Little Britain Township

7. Requests for Community Planning Reviews:

- a. **#21-63**, West Earl Township, Proposed CDBG (*Community Development Block Grant*) funding for the extension of the public sewer service to Brian Drive, Dane Drive, Zook's Mill Road, South View Drive, Hilltop Drive, Rose Hill Road, a portion of Oregon Pike and the Conestoga Manor Mobile Home Park.
- b. **#34-42**, Lancaster Township, Proposed rezoning of 7.848 acres of Office/Professional (O/P) and .123 acres of Residential (R-3) situated on the West side of New Danville Pike at the intersection of Second Lock Road to Composite Commercial (C-2).
- c. **#40-23**, Manheim Borough, Proposed amendments to the Zoning Ordinance by providing a specific list of trees and shrubs that are suitable for landscaping and by providing statements and criteria, under which murals may be permitted to be painted on the exterior façade of structures.
- d. **#46-85**, Mount Joy Township, Proposed Official Map.

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on 28 June 2004.